

DESIGN AND ACCESS STATEMENT

VICKERS FARM, WASHWAY ROAD, MOULTON SEAS END,
LINCOLNSHIRE, PE12 6LP

CONVERSION OF AGRICULTURAL BUILDING INTO RESIDENTIAL DWELLING

On behalf of

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1. Introduction / Proposal

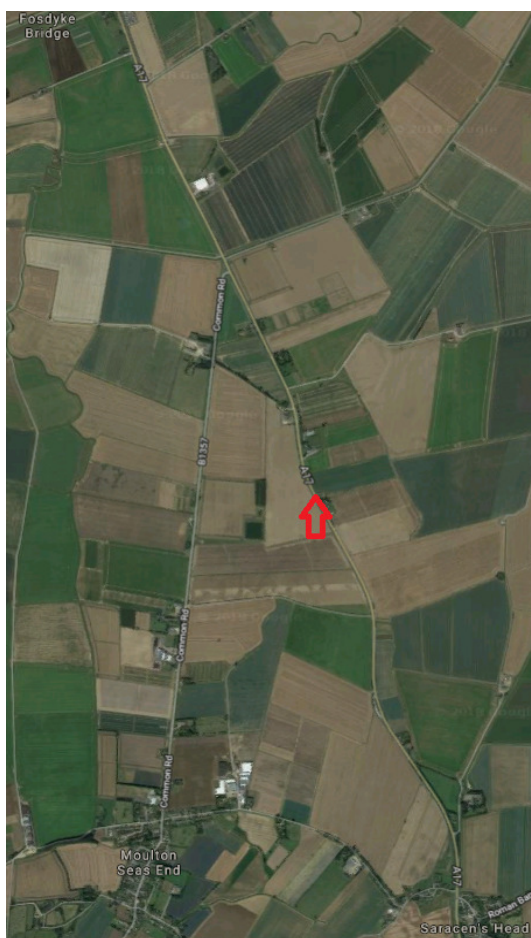
This Design and Access Statement relates to the proposal for the conversion of an agricultural building into a residential dwelling. The development comprises the following:

- Conversion of 98.6m² of single storey agricultural building into a single residential unit, under the guidance given in The Town and Country Planning Act (General Permitted Development) (England) Order 2015 – Statutory Instruments 2015 No. 596: Schedule 2, Part 3, Class Q.

2. Site Location, Description and Use

2.1 Site Location

The postal address is Vickers Farm, Washway Road, Moulton Seas End, Lincolnshire, PE12 6LP. The grid reference is TL 533119 329432.



Please refer to drawing no. VF-SLP for a Site Location Plan.

To the North and East of the site is agricultural land.

To the South of the site are two residential houses, separated by a dense and tall conifer hedge.

To the West of the site is the A17 (Washway Road) which joins Saracens Head to Fosdyke Bridge. Across the A17 is open agricultural land.

2.2 Site Description

Vickers Farm has been in use for agricultural purposes for over a century and it is now used for growing cut flowers.

The farm yard in which the development will take place is 0.134 Ha (0.33 acres) in size. The adjoining land in agricultural use is 40 Ha in size.

2.3 Site Use

The site comprises a single building and a small amount of concrete hardstanding. The building has been in agricultural use for storage purposes, within the last 12 months. However, due to the size and layout of the building it is not suitable for modern agricultural purposes, and its use is therefore currently extremely limited.

The building is structurally sound however the roof covering needs to be replaced.

Photographs of the building are provided below:

Photograph of the East facing elevation



Photograph of the South facing elevation



Photograph of the West facing elevation



Photograph of the North facing elevation



3.0 Proposal to convert Agricultural Buildings under Part 3, Class Q (a and b) of the Town and Country Planning (General Permitted Development) Order 2015

3.1 The Existing Building

The building comprises concrete slab, brick walls with timber roof trusses above. The timber roof trusses are in good condition. The brick walls are in good condition. The roof is covered with red pantiles which are in a poor condition.

Having undertaken a structural appraisal, it is considered that only minor repairs are required to the structure to allow the building to be converted. It can be summarised that the conversion will employ the existing walls and roof structure.

3.2 Grounds for conversion

The following statements provide information which will be necessary to consider the merit and validity of the application:

- The building remains in constant agricultural use, for the storage of sundry items and small machinery. The use changes during each agricultural season.
- The application seeks to create a new dwelling by conversion of the existing building, totalling 98.6m² GIA. The result will be a three bedroom dwelling, significantly under the threshold of 155m² per new dwelling.
- The application to convert 98.6m² of agricultural building, is 566.4m² less than the maximum permitted 665m² total.

- The application seeks to insert windows and doors into the existing walls. The existing roof and walls will be repaired and insulated before being re-clad with timber weatherboard. The existing slab shall be repaired and insulation shall be provided above. This will raise the floor level, to ensure compliance with the recommendations set out in the Flood Risk Assessment.
- The existing building footprint shall not be increased beyond its existing external dimensions.
- No new agricultural buildings have been erected on site and nor have any existing buildings been converted altered or extended since 20th March 2013. An exact date is not known but it is understood that the existing buildings have not been altered in the last fifteen years.
- The total number of dwellings on the site shall not exceed one.

3.3 Use

The building will be occupied by local people, likely to be a family involved in agriculture.

3.4 Appearance

Please refer to drawing no. VF-GA which shows the proposed elevations of the new structure, VF-SD which shows a section and VF-BP which shows the block plan.

For clarity, the external finishes are explained below:

3.4.1 Walls / Elevations

The external walls shall be insulated and then clad with new weatherboard. The weatherboard shall be treated and shall not be painted or stained. The timber will age to a silver / grey, natural colour with time. A new low level brick plinth shall be provided and will comprise a mix of reds and neutral / buff colours, in keeping with the bricks available locally when this building would have been originally built and then repointed with a white cement. A lead drip flashing will be provided below the weatherboard, which will lap over the top of the bricks below.

3.4.2 Windows and Doors

The windows and doors shall be double glazed units with painted frames, which shall exceed the minimum heat loss requirements cited by Approved Document L of the current Building Regulations. The frames and surrounds shall be painted a grey / green colour (TBC).

The position of the windows and doors has been carefully considered:

- by not placing windows on the west facing gable end closest to the road, road noise will be minimised
- the position and sizing of windows and doors is in keeping with a barn conversion
- Windows and rooflights in other positions will provide views and allow natural light to enter the living spaces

3.4.3 Roof

The deteriorated roof tiles will be removed and replaced with a zinc roof. The roof will be insulated internally. uPVC rainwater goods shall be provided in a light grey colour.

The pitch of the roof will remain unchanged.

3.4.4 Landscaping

The surrounding land will comprise a private garden to the rear of the property. To the front, there will be a small lawn, parking and driveway. A footpath will lead from the front of the property to a small bin store on the West side of the garden.

The gardens will be fenced with 1.8m high timber fencing.

Please see drawing VF-BP for a block plan.

3.5 Scale and visual impact

The building footprint shall remain unchanged. As previously stated, the relevant areas are as follows:

GIA of existing building: 98.6m²

GIA of proposed building: 98.6m²

The height of the existing building will remain unchanged.

3.6 Contamination

It is important to understand that the building has been in agricultural use, not industrial use. It has been used for the storage of small tools, fencing supplies, pipework, sacks and sundry items. It has not been used as a chemical store, or for the storage of fuels or other flammable liquids.

It is not therefore considered that there will be any contamination. If suspect materials or signs of contamination are found during the build, then work will stop while samples are sent away for testing.

4.0 Generally

4.1 Noise

It is not considered that there will be any increase in noise resulting from this development and we are not aware of any complaints ever having been raised relating to noise on the Vickers Farm site.

The building will be insulated to comply with Approved Document Part E – Resistance to the passage of Sound. Windows have not been provided to the West elevation, so as to reduce road noise from affecting the property. Additional hedges can be planted to help reduce road noise if necessary.

4.2 Surfacewater and foul waste

New soakaway drainage will be provided to deal with surfacewater, to BRE365 design requirements and with Building Regulations approval.

Foul waste from will be held in a holding tank, the design will satisfy Approved Document Part H of the Building Regulations.

4.3 Vehicular and Access Considerations

Please refer to the Transport Note 01 dated October 2018 which was prepared by Cannon Consulting Engineers.

It is not considered that vehicle movements into and out of this site will significantly change.

The existing access from Washway Road will remain unchanged.

There is sufficient parking for numerous vehicles at the house and flats due to the scale of the site. Vehicles are able to enter and leave the site in forward gear.

Construction traffic will be minimal as the number of contractors on site at any one time will be small and all of the works will be broken down into trade based work packages, which follow each other in a sequential format. I.e. one trade must finish before another trade can start:

- Groundworks – 3 groundworkers on site
- Roofing – 2 roofers on site
- Electrical installation – 2 electricians on site
- Plumbing and heating – 2 heating engineers on site
- Doors and windows -2 installers on site
- Plastering – 2 plasterers on site
- Tiling – 2 tilers on site
- Carpentry – 2 carpenters on site
- Painting – 2 painters on site

The site has sufficient space for the storage of materials and therefore there will be no requirement for materials to be stored or delivered close to any of the local highways.

4.4 Renewable Energy

The building shall be insulated to comply with Approved Document Part L.

Windows have been positioned to reduce the need for artificial lighting. All lighting shall be LED, low energy fittings.

Heating will be provided by an air source heat pump.

4.5 Sustainability

National Planning Policy 2018, paragraph 10 states that “at the heart of the Framework is a **presumption in favour of sustainable development**”. A conversion, under The Town and Country Planning Act (General Permitted Development) (England) Order 2015 – Statutory Instruments 2015 No. 596: Schedule 2, Part 3, Class Q, is considerably more sustainable than a new build dwelling as it makes use of an existing structure and the longer term impact on the land is therefore negligible.

In addition to this, a build will comply with Building regulations in regard to conservation of heat and power, ventilation, drainage and waste disposal and shall be built in accordance with Approved Document Regulation 7 ensuring that everything is built with appropriate materials and to a high level of workmanship.

4.6 Security and Crime Prevention

The conversion will comply with Approved Document Part Q.

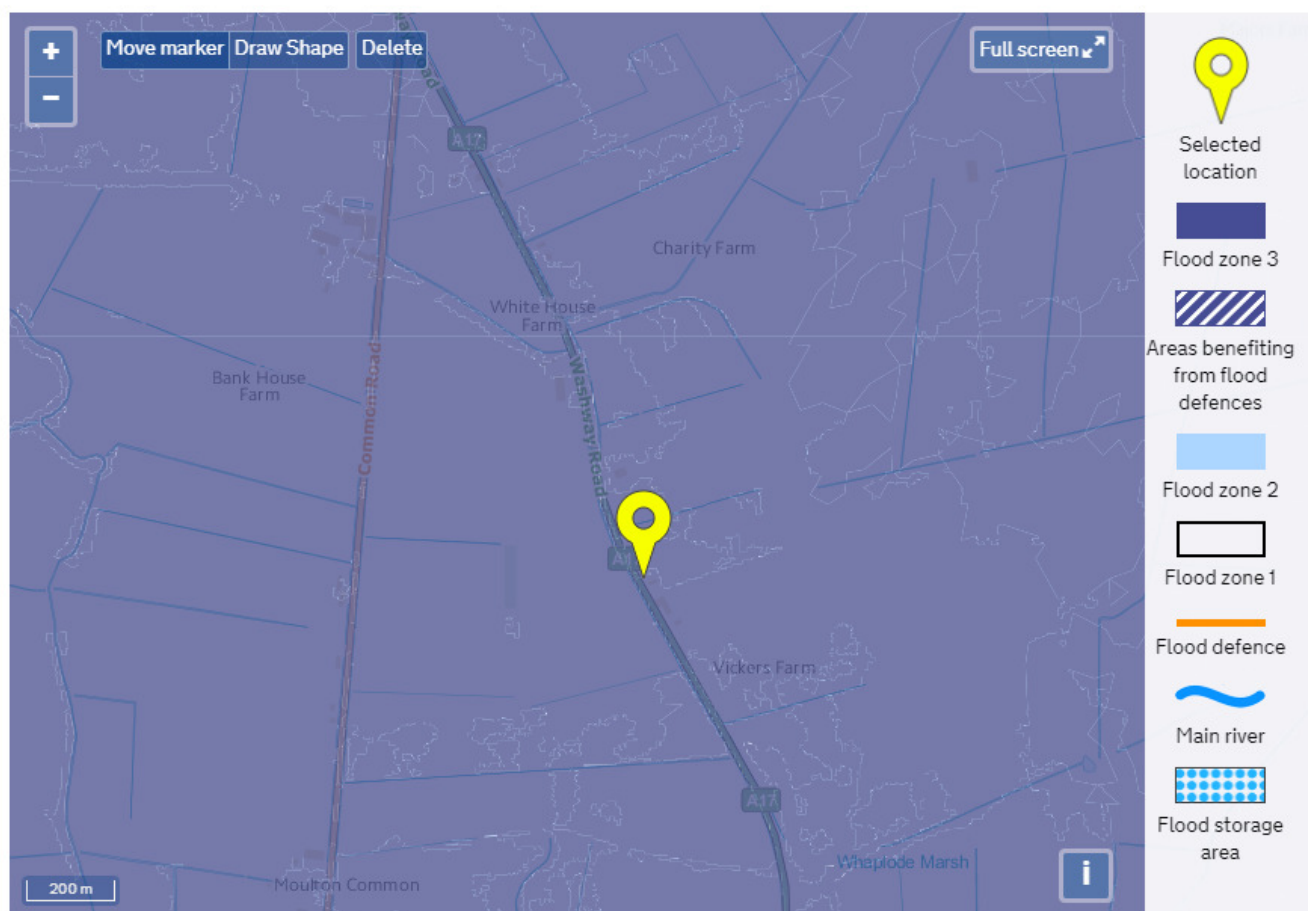
The site will have the benefit of CCTV. The CCTV system and non-polluting security lighting system will be provided as part of this project.

4.7 Ecology

The site has been inspected on a number of occasions and there is no evidence of bats or other protected species that may be affected as a result of this development.

4.8 Flood Risk

The site is identified as being within South Holland Internal Drainage Board district, within Flood Zone 3 as detailed on the Environment Agency Flood Map for Planning and in Flood Zone 1 of the South East Lincs., according to the following Environment Agency Flood Zone Map:



A Flood Risk Assessment has been prepared by Geoff Beel, in accordance with National Planning Policy Framework requirements. In summary, the Flood Risk Assessment identifies the following conclusions:

- The proposed development is in a Defended Floodplain. It is located in the Passive Floodplain protected by River Welland and The Wash tidal defences to a 1 in 200 year return period, (1.0%)
- The site is in Flood Zone 1 with the actual risk of site flooding from any Environment Agency river system is very low (less than 0.5%).
- Although the site is located within an Internal Drainage District with a minimum standard of drainage of 1 in 50 years, this accords with Defra guidelines for rural development. Freeboard to design water level of 900mm to lowest land level is available for events greater than 1 in 50 years providing further storage within the drainage channels.
- On site rainwater from the development impermeable area will be discharged to soakaway drainage to BRE365 design requirements with Building Regulations approval.
- Residential floor levels of the development will be as existing with 300mm of flood resilient construction above finished floor level.

5. Consultation

Formal consultation has not been undertaken because this development does not result in a significant increase to traffic or noise. It is not considered that there is a negative impact on the aesthetic of the site as

the development proposes a conversion within the footprint of an existing building. The views of the site from adjoining land are screened by trees and hedges.

6. Planning Constraints

6.1 Conservation Areas and Listed Buildings

The site does not lie within a Conservation Area the property is not listed and there are no listed buildings within the immediate vicinity of the yard. The closest listed building is The Farmhouse (at RH Scrimshaw and Sons), which is grade II listed, and which is over 1km away.

6.2 Relevant Planning Policies

South East Lincolnshire Local Plan 2017 (“examination stage”)

National Planning Policy Framework 2018

5 Delivering a sufficient supply of homes

“79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: c) the development would re-use redundant or disused buildings and enhance its immediate setting;”

6 Building a strong, competitive economy

“84. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.... The use of previously developed land, and sites that are physically well related to existing settlement, should be encouraged where suitable opportunities exist.”

11 Making effective use of land

“117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or “brownfield” land”

“118. Planning policies and decisions should:

d) promote and support the development of under utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained”

7. Conclusion

The conversion of the Agricultural building, as outlined in section 3.0 above, complies with the full requirements listed under Part 3, Class Q (a and b) of the Town and Country Planning (General Permitted Development) Order 2015.

The design of the development as a whole does not depart from any unforeseen requirements of adopted policy and will use the best possible materials, detailing and craftsmanship to not only improve the aesthetic of the site but also to ensure a long lasting and sustainable build.

It seems not inappropriate that the design would positively contribute to the housing stock of Washway Road and will significantly improve the aesthetic of the site.

The following are positive impacts resulting from this development:

- Creation of a dwelling house with real architectural merit employing well conceived design and locally sourced materials.
- All existing trees and hedges will be maintained and kept in place and will not be affected in any way by the works.

Considering Appearance, Scale and Visual Impact, this proposal does not harm the character and appearance of the existing buildings on site, and nor does it harm any neighbouring buildings. The proposal is in scale with the 0.134 Ha site.

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